

### Los Angeles County Department of Regional Planning



Planning for the Challenges Ahead

February 24, 2016

SHAWN YU 11819 GOLDRING ROAD, UNIT A ARCADIA, CA 91006

REGARDING:

PROJECT NO. R2014-02978-(4)

1349 Galemont Avenue

The Los Angeles County Regional Planning Commission (Commission), by its action of **February 24, 2016**, has **APPROVED** the above-referenced project. Enclosed are the Commission's Findings and Conditions of Approval. Please carefully review each condition. This approval is not effective until the appeal period has ended and the required documents and applicable fees are submitted to the Regional Planning Department.

The applicant or any other interested persons may appeal the Regional Planning Commission's decision. The appeal period for this project will end at 5:00 p.m. on March 7, 2016. Appeals must be delivered in person.

Appeals:

To file an appeal, please contact:

Executive Office of the Board of Supervisors Room 383, Kenneth Hahn Hall of Administration 500 West Temple Street, Los Angeles, CA 90012 (213) 974-1426

(213) 974-1420

For questions or for additional information, please contact Marie Pavlovic of the Land Divisions Section at (213) 974-6433, or by email at mpavlovic@planning.lacounty.gov. Our office hours are Monday through Thursday, 7:30 a.m. to 5:30 p.m. We are closed on Fridays.

Sincerely,

DEPARTMENT OF REGIONAL PLANNING

Richard J. Bruckner.

Kim Szalay, Supervising Regional Planner

Land Divisions Section

Enclosures: Findings & Conditions of Approval

c: Board of Supervisors; DPW (Building and Safety)

KKS:MP

CC.060412

### AFFIDAVIT OF ACCEPTANCE INSTRUCTIONS

**Please read <u>carefully</u>**. Failure to follow these instructions may result in the delay of your approved site plan and building permits.

After the termination of the appeal period (14 days after the action date), proceed with the following instructions if you have <u>not</u> been notified that an appeal has been received.

- 1. Sign the "Affidavit of Acceptance" form in the presence of a notary and have the notary attach an acknowledgement. Both the applicant and owner lines must be signed on the form, even if they are the same person.
- 2. Make an appointment with the assigned case planner to submit the following items:
  - Original "Affidavit of Acceptance" form (with wet signature).
  - Three copies of the site plan. Plans must be folded to fit into an 8 ½" X 14" folder.
- Submit the aforementioned items <u>in person (do not mail)</u>. At your final appointment, you will
  receive a copy of the approved site plan, and approved plans will be routed to the Department of
  Public Works, Building and Safety, as applicable.

For questions or for additional information, please contact the planner assigned to your case. Our office hours are Monday through Thursday, 7:30 a.m. to 5:30 p.m. We are closed on Fridays.

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### Please complete and return to:

Department of Regional Planning 320 West Temple Street, 13th Floor Los Angeles, California 90012

### AFFIDAVIT OF ACCEPTANCE

STATE	OF (	CALIF	ORNIA	
COUNT	Y O	F LOS	ANGE	LES

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REGARDING: PROJECT NO. R2014-02978-(4)

PARCEL MAP NO. 073139

1349 GALEMONT AVENUE, HACIENDA HEIGHTS

APN(S): 8219-001-061 or

I/We the undersigned state:

I am/We are the permittee of the above-mentioned permits and/or owner of the real property described above. I am/We are aware of, and accept, all the stated Conditions of Approval for the above-mentioned permit(s).

Executed this	day of	,20 
I/We declare under the penalty of perjury	that the foregoing is true	e and correct.
Complete both Applicant and Owner sections, even if the same.  Signatures must be acknowledged by a Notary Public. Affix seal or appropriate acknowledgements.	Address: _City, State, Zip: _	
	Address: City, State, Zip:	

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### FINDINGS OF THE REGIONAL PLANNING COMMISSION AND ORDER

### COUNTY OF LOS ANGELES PROJECT NO. R2014-02978-(4) TENTATIVE PARCEL MAP NO. 073139

- 1. **HEARING DATE(S).** The Los Angeles County ("County") Regional Planning Commission ("Commission") conducted a duly-noticed public hearing on February 24, 2016, in the matter of Project No. R2014-02978, consisting of Tentative Parcel Map No. PM073139 ("TPM").
- 2. **ENTITLEMENT REQUESTED**. The applicant requests a Tentative Parcel Map ("TPM") to create two single-family lots on a property located at 1349 Galemont Avenue in the unincorporated community of Hacienda Heights and within the Hacienda Heights Zoned District pursuant to Los Angeles County Code ("County Code") section §21.48.010.
- 3. **PROJECT DESCRIPTION.** The applicant requests to create two (2) single-family fee lots on 0.45 gross (0.38 net) acres. Parcel 1 is proposed to contain 8,346 net square feet and Parcel 2 is proposed to contain 8,342 net square feet. The tentative map, dated October 27, 2015, depicts a single-family residence with detached garage slated for demolition. Galemont Avenue is a private street that provides access to the site, and connects to a public street.
- 4. **TOPOGRAPHY**. The Project Site is 0.45 gross acres (0.38 net acres) in size and consists of one lot. The Project Site is rectangular in shape, essentially flat, and is developed with a single-family residence and detached garage.
- 5. **ZONING.** The Project Site is located in the Hacienda Heights Zoned District and is currently zoned R-A-7500 (Single-family Residence 7500 square foot minimum lot size).
- 6. LAND USE CLASSIFICATION. The Project Site is located within the H9 (Residential 9: 0-9 du/net ac) land use category of the Hacienda Heights Community Plan and the Low Density (1-6 du/ac) land use category of the General Plan's Land Use Policy Map.
- 7. **SURROUNDING ZONING.** Surrounding Zoning within a 500-foot radius:

North: R-A-7500 (Residential-Agricultural – 7500 square foot minimum lot

size)

South: R-A-6000 & IT

East: R-A-6000 & CPD

West: R-A-7500, IT & R-A-6000

8. **SURROUNDING LAND USES.** Surrounding land uses within a 500-foot radius include:

North: single-family residences, 60 Freeway

South: single-family residences

East: single-family residences, church West: single-family residences, church

- 9. **PREVIOUS CASES/ZONING HISTORY.** The property site was previously zoned A-1-10,000 and was later rezoned to R-A-7500 in 1955. The residence was built in 1923.
- 10. SITE PLAN DESCRIPTION. The tentative parcel map dated October 27, 2015 depicts two single-family lots sharing a side lot line. Galemont Avenue, a private street, provides access to the project site and connects to Three Palms Drive which is a public street. The existing single-family residence and detached garage will be demolished. No grading is proposed.
- 11. **SITE ACCESS.** The Project Site is accessible via Galemont Avenue which is a private street that connects to a public street.
- 12. **PARKING.** Parking conformance for the proposed parcels will be reviewed when a development proposal is submitted for review.
- 13. **INTERNAL CIRCULATION.** Each parcel will have a driveway that connects directly to Galemont Avenue and the covered parking area.
- 14. COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS. The Los Angeles County Subdivision Committee consists of representatives of the Departments of Regional Planning, Public Works, Fire, Parks and Recreation, and Public Health. Based on the tentative map dated October 27, 2015, the Subdivision Committee cleared the project for public hearing. The partial Subdivision Committee Report containing Department letters from Fire, Public Works, Parks and Recreation, and Public Health are attached.
- 15. **CEQA.** Prior to the Commission's public hearing on the Project, Regional Planning staff determined that the Project qualified for a Class 15, Minor Land Divisions, categorical exemption from the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County, since the Project is located in an urbanized area, does not involve an exception or deviation from the Zoning Code or General Plan, and does not contain a slope of 20% or more.
- 16. **PUBLIC NOTICE.** Pursuant to the provisions of Sections 21.16.070 and 21.16.075 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper, property posting, library posting, and DRP website posting.

- 17. **COMMENTS FROM PUBLIC.** One phone call was received from a neighbor opposing the project due to concerns about road wear of an un-maintained private street including the road degradation that could result from site demolition and construction trips.
- 18. **HEARING PROCEEDINGS.** A duly noticed public hearing was held on February 24, 2016 before the Regional Planning Commission. The Commission heard a presentation from Regional Planning staff. The agent for the applicant, Shawn Yu, concurred with the proposed conditions and made himself available for questions. The Comission voted 5-0 in favor of the project, subject to the recommended conditions.
- 19. **PLAN CONSISTENCY.** The property has a land use category of H9 (Residential 9: 0-9 du/net ac) under the Hacienda Heights Community Plan and a land use category of "1" (Low Density Residential 1 to 6 dwelling units per acre) under the Countywide General Plan. Based on the size of the project site and application of the low-density residential land use category, the property may be developed with a maximum of two dwelling units. The applicant is proposing two single-family lots; therefore, the project's use and development intensity are consistent with the General Plan.
- 20. **ZONING CODE CONSISTENCY**. The property is zoned R-A-7500 (Residential-Agricultural 7,500 square feet minimum lot area). The project site is 0.38 net square feet and the proposed lot sizes are greater than 7500 net square feet. Parcel 1 is proposed to contain 8,346 net square feet and Parcel 2 is proposed to contain 8,342 net square feet. Thus, the proposed two lot subdivision is in keeping with Section 22.20.410 of the County Code permitting single-family residences.
- 21. LAND USE COMPATIBILITY. The Regional Planning Commission finds that the proposed subdivision and the provisions for its design and improvements are consistent with the goals and policies of the Los Angeles County General Plan. The project increases the supply of housing and promotes the full use of existing service systems.
- 22. **PHYSICAL SITE SUITABILITY.** The Regional Planning Commission finds that the site is physically suitable for the type of development being proposed since the property is relatively level and is served by adequate road and utility infrastructure.
- 23. SEWER DISCHARGE. The Regional Planning Commission finds that the discharge of sewage from this land division into the public sewer system will not violate the requirements of the California Regional Water Quality Control Board pursuant to Division 7 (Commencing with Section 13000) of the Water Code. Public Works has issued conditional approval of the subject land division, and sewer service is available for the site.

- 24. **DESIGN IMPACT PUBLIC HEALTH.** The Regional Planning Commission finds that the design of the subdivision and the type of improvements will not cause serious public health problems, since sewage disposal, storm drainage, fire protection, and geologic and soils factors are already adequately addressed.
- 25. **WILDLIFE/HABITAT IMPACTS.** The Regional Planning Commission finds that there is no substantial evidence, based on the record as a whole, that the proposed project will have potential for an adverse effect on wildlife resources or the habitat upon which, either individually or cumulatively, the wildlife depends. The proposed subdivision is on a relatively small site completely surrounded by developed land and does not contain any sensitive wildlife or habitat environments.
- 26. PASSIVE COOLING. The Regional Planning Commission finds that the design of the subdivision provides to the extent feasible, for future passive or natural heating or cooling opportunities therein. Future structures built on the subject property after subdivision recordation will be required to comply with State and County Green Building standards, which regulate the heating and cooling efficiency of structures for the benefit of the natural environment.
- 27. **RIGHTS-OF-WAY/EASEMENTS.** The Regional Planning Commission finds that the division and development of the property in the manner set forth on this map will not unreasonably interfere with the free and complete exercise of public entity and/or public utility rights-of-way and/or easements within this map, since the design and development as set forth in the conditions of approval and shown on the tentative map, provide adequate protection for any such easements.
- 28. **WATERCOURSE IMPACT.** The Regional Planning Commission finds that Pursuant to Article 3.5 of the Subdivision Map Act, the proposed subdivision does not contain or front upon any public waterway, river, stream, coastline, shoreline, lake or reservoir.
- 29. **HOUSING/EMPLOYMENT NEEDS.** The Regional Planning Commission finds that the housing and employment needs of the region were considered and balanced against the public service needs of local residents and available fiscal and environmental resources when the project was determined to be consistent with the General Plan.
- 30. **PUBLIC NOTICE.** The Commission finds that pursuant to sections 21.16.070 and 21.16.075 of the County Code, the community was properly notified of the public hearing by mail, newspaper, and property posting. Additionally, the Project was noticed and case materials were available on Regional Planning's website and at the library located in the vicinity of Hacienda Heights community. On January 21, 2016, a total of 71 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 500-foot radius from the Project Site, as well as 6 notices to those on the courtesy mailing list for the Hacienda Heights District and to any additional interested parties.

31. **LOCATION OF DOCUMENTS.** The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Department of Regional Planning.

### BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES THAT:

- A. The proposed use with the attached conditions is consistent with the adopted Community Plan and General Plan.
- B. The proposed use at the site will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
- C. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22 of the County Code, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
- D. The proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.

### THEREFORE, THE REGIONAL PLANNING COMMISSION:

- Finds that the Project is exempt from the California Environmental Quality Act pursuant to section 15315 of the State CEQA Guidelines (Class 15, Minor Land Divisions categorical exemption); and
- 2. Approves Tentative Parcel Map No. 073139, subject to the attached conditions.

**ACTION DATE: 02/24/2016** 

Vote:

Concurring: 5
Dissenting: 0
Abstaining: 0
Absent: 0

KKS:MP 02/24/16

### CONDITIONS OF APPROVAL COUNTY OF LOS ANGELES PROJECT NO. R2014-02978-(4) TENTATIVE PARCEL MAP NO. 073139

### PROJECT DESCRIPTION

The project is a subdivision to create two single-family lots on 0.45 gross (0.38 net) acres. The existing single-family residence and detached garage will be demolished. The project is subject to the following conditions of approval:

### **GENERAL CONDITIONS**

- Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
- 2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and until all required monies have been paid. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, and 7 shall be effective immediately upon the date of final approval of this grant by the County.
- 3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.
- 4. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
- 5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing make an initial deposit with Regional Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

- If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
- 7. In the event that Tentative Parcel Map No. 073139 should expire without the recordation of a final map, entitlement to the use of the property thereafter shall be subject to the regulations then in effect.
- 8. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions.
- 9. Prior to the issuance of any building permit(s), the permittee shall remit all applicable library facilities mitigation fees to the County Librarian, pursuant to Chapter 22.72 of the County Code. The permittee shall pay the fees in effect at the time of payment, pursuant to Section 22.72.030. Questions regarding fee payment can be directed to the County Librarian at (562) 940-8430. The permittee shall provide proof of payment upon request from Regional Planning.
- 10. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.
- 11. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of said department.
- 12. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
- 13. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions.

- 14. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.
- 15. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

### TENTATIVE PARCEL MAP SPECIFIC CONDITIONS

The approval grants the creation of two single-family lots as depicted on the Tentative Parcel Map dated October 27, 2015.

- 16. Unless otherwise apparent from the context, the term "subdivider" shall include the applicant or any successor in interest, and any other person, corporation, or other entity making use of this grant.
- 17. Except as expressly modified herein, this approval is subject to all recommended conditions listed in the attached partial Subdivision Committee Report dated November 26, 2015, consisting of letters and reports from the Departments of Public Works, Fire, Parks and Recreation, and Public Health.
- 18. The project site shall be developed and maintained in substantial compliance with the approved tentative map dated October 27, 2015.
- 19. Demolish all structures prior to final map approval. The subdivider shall submit evidence of removal including a demolition permit and photographs of the project site.
- 20. As required by section 21.32.195 of the County Code, the subdivider shall plant or cause to be planted at least two trees of non-invasive species within the front yard of each parcel. The location and the species of said trees shall be incorporated into a landscape plan which shall be approved by the Director of Regional Planning ("Director") prior to final map approval. The subdivider shall post a bond with Public Works, or submit other verification to the satisfaction of Regional Planning, ensuring future on-site tree planting.

- 21. Provide a draft access easement document providing non-exclusive access along the properties' frontage, 30 feet from the existing centerline. Following review and approval of said easement document, submit to the Department of Regional Planning a notarized covenant agreeing to record said easement document upon recordation of the final map.
- 22. A final map is required for this subdivision. A parcel map waiver is not allowed.

### Attachments:

- Partial Subdivision Committee Report (Fire/Public Works/Public Health/Parks and Recreation Department Letters) based on the Tentative Map dated October 27, 2015.
- Nesting Birds: Guide to Bird-Friendly Tree and Shrub Trimming and Removal

KKS:MP 02/24/16

Los Angeles Audubon Society PO Box 931057 Los Angeles California 90093-1057

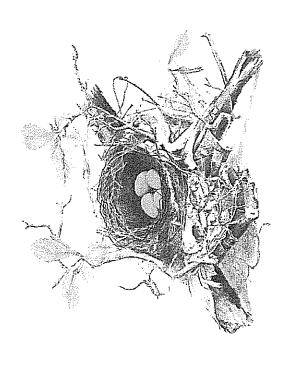
Telephone: (323) 876-0202 Fax: (323) 876-7609 www.losangelesaudubon.org



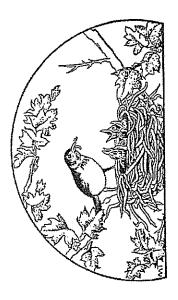
This booklet has been reviewed by the California Department of Fish and Game



### Guide to Bird.Friendly Tree and Shrub Trimming and Removal



When one tugs at a single thing in nature, he finds it attached to the rest of the world, -- John Muir



### birds build homes to raise Young Much like People do

Birds build homes in which to raise their young just as humans do, although their site selections are more varied and often in obscure, hidden places. It is common to think of nests being in tree branches. But some birds build nests on the ground, in bushes and cavities; some build on the sides and eaves of houses, as well as on other man-made structures. They use natural substances and materials to do the job: mud, saliva, spider webs, caterpillar silk, leaf mold, twigs, grasses, and certain other plant fibers. The nest protects the bird's eggs from adverse weather and predators, and keeps eggs and nestlings warm.

### THE BIRDS OF LOS ANGELES COUNTY: MORE THAN MEETS THE EYE!

What comes to mind when most people think about city birds are pigeons, mockingbirds, crows, and sparrows. Yet these birds are but a small portion of the more than 120 species that reside in Los Angeles County year round. Annual migration brings in additional species to the area, including more than 60 other breeding species—such as orioles and kingbirds. In total, 350+ species live, nest, or pass through the Los Angeles Basin during any one year. Most of them rely on trees, shrubs, and brush for food, cover, nesting, and rest.

When conducting surveys or inventories, individuals should take caution to avoid walking into heronnies, especially under nesting trees (indicated by the ring of white guano around the base of the tree). Should they find themselves within a heronry, one should quietly and quickly leave by the same route they entered.

Density of vegetation within and surrounding the colony can influence the impact of disturbances. The removal of vegetation near a colony can open paths into the heronry that would not only enable intrusion by humans and predators, but would result in an increased number of exposed nests. Maintaining the vegetation, including trees and shrubs, around a colony provides alternate nest sites and a buffer against disturbance. Furthermore, tree trimming should generally not remove more than the minimum of foliage necessary for human health and safety, and should be done, where it is permitted, in a manner that does not unnecessarily discourage herons and egrets from returning to their altered (trimmed) habitat during the next breeding cycle.

## HERON & EGRET BREEDING ACTIVITY:

Great Blue Heron: Mid-November to end of September\*
Great Egret: Lale February to end of August\*
Snowy Egret: Early April to late July\*
Green Heron: Early April to early August\*
Black-crowned Night Heron: Mid-January to end of September\*

## SPECIAL CONSIDERATION: CORMORANTS

The Double-crested Cormorant, another colonial nesting species, occupies similar habitat and nesting areas as herons. They also need the protection of buffer zones while nesting, but they appear to be less sensitive to human disturbance than herons.

### CORMORANT BREEDING ACTIVITY:

Late March to mid-October (especially in Marina del Rey)\*

### LEASE NOT

Some of the information on herons and cormorants is adapted from "Special Management Practices for Herons," courtesy of the Government of Nova Scotia. Although the information below was provided by biologists in Nova Scotia, it is relevant to these species in most locales. For purposes of these guidelines, focal biologists and ornithologists were consulted and relevant dates modified to fit conditions in Los Angeles County.

The [PDF] document "Special Management Practices for Herons" can be found at: [http://www.gov.ns.ca/natr/wildlife/habitats/terrestrial/pdf/heronsmp.pdf]

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Information on breeding activity from "Los Angeles County Breeding Bird Altas" and from breeding bird atlas records from San Diego and Orange Counties, and the Satton Sea.

- Suspended cupped nests; are nests not supported from below, but from the rims, sides or both:
- Pensile nests suspended from the rims and sides; rather stiff (e.g. those of kinglets and vireos).
- Adherent nests are cupped nests whose sides are attached by an adhesive substance (e.g. mud or saliva) to a vertical surface, like those of swifts and some swallows.
- Ground nests; are cupped nests on the ground; sides are sometimes extended upward and arched over the top making a domed structure. Several passerines, particularly those that occupy open habitats like grasslands and tundra, build ground nests.

[Information on nests courtesy of Prof. Gary Ritchison, Ornithologist, Dept. of Biological Sciences Eastern Kentucky University [http://people.eku.edu/ritchisong/birdnests.html]

### APPENDIX B

(Species includes Great Blue Heron, Great Egret, Snowy Egret, Green Heron and Black-crowned Night Heron)

# SPECIAL CONSIDERATION: HERONS & EGRETS

Heronries or nesting colonies of herons are frequently located in areas isolated from human disturbance, such as riparian corridors, marshes, and groves of trees adjacent to water bodies or on islands. However, some herons have adapted minimally to human activity and may build their nests in trees near apartment and condo complexes, ports, and harbors that have large trees planted in their greenscape.

Herons are especially vulnerable to human disturbance and habitat destruction during pair formation and the breeding season (mid-November to September of the following year) when large numbers of birds are concentrated in a rather confined area. Herons are delicate and tend to desert nests and entire colonies if disturbed during periods of pair forming (starting mid-November), nest construction (starting in January) or early egg laying (as early as January). Herons continue to be sensitive to disturbance after hatching and up until the young fledge (up to tate-September). In some cases, colonies have even been deserted after destruction or alteration of their habitat during the non-nesting season. Even if herons relocate after deserting a colony, consequences of disturbance include fragmentation of breeding populations, total reproductive failure in colonies, reduced number of breeding pairs, and reduced reproductive output per pair. Ultimately this can affect the stability of the entire regional population (Bowman & Siderius, 1984).

Herons are unpredictable in their response to disruption of a colony and the severity of the response does not always correspond to the magnitude of the disturbance (seemingly innocuous activities can produce serious results). The most important factors to consider when evaluating these effects, are the timing of the disturbance in relation to critical periods of the nesting season and the degree to which the birds are able to adjust to human activities (degree of exposure-induced habituation). Herons are sensitive to humans and mammals moving around under their nesting trees.

Birds generally choose fush locations, such as city parks, schools, business parks, and neighborhoods with high tree density; however, nothing typical should be assumed.

During the spring and summer, many birds, including some migrants, nest in Los Angeles County. Unfortunately, this is also the time of year that cities and residents tend to trim trees, prune shrubs, and clear brush. Severely cutting, trimming, and topping trees and other greenery in the spring and summer can destroy nests and may eliminate valuable nest sites.

There are laws that protect birds, their nests, eggs, and young from being removed, destroyed or harassed. A summary of these laws are contained in this booklet. It is worthwhile mentioning that violating any of these laws may result in fines and imprisonment.

Los Angeles Audubon has created these guidelines to inform city authorities, tree trimming contractors, and the general public about the impact on birds by trimming during the times of the year when they are nesting. With your help, great numbers of birds may be spared the destruction of their nests and young each year. In turn, our birds can achieve healthy populations, and continue to provide ecological and aesthetic benefits to humans. More importantly, it will ensure that future generations will be able to enjoy the bounty of birds that call Los Angeles County home.

# SEEDEL START SEEDES

To report bird harassment, killing, and/or destruction of bird nests: CALIFORNIA DEPARTMENT OF FISH AND GAME: (888) 334-2258 For nesting surveys: (858) 467-4201

For advice on nesting birds or referrals for nest surveys: LOS ANGELES AUDUBON: (323) 876-0202

To report bird harassment, killing, and/or destruction of bird nests in county parks:

L. A. COUNTY PARKS & RECREATION: (213) 738-2961 Emergency After Hours: (213) 974-1234 To report nest disturbance, inappropriate trimming in the City of Los Angeles:

L. A. URBAN FORESTRY DIVISION: EMERGENCY: 311

To report nest disturbance, inappropriate trimming in the coastal zone: CALIFORNIA COASTAL COMMISSION

Enforcement officer: (562) 590-5223

## LAWS PROTECTING BIRDS



## City of Los Angeles Municipal Code:

Sec. 53.48. SONG BIRDS - KILLING

No person shall kill any song bird or destroy or rob the nest of any such bird.

## California State Code:

**3503.** It is unlawful to take, possess, or needlessly destroy the nest or eggs of any bird, except as otherwise provided by this code or any regulation made pursuant thereto.

**3503.5.** It is unlawful to take, possess, or destroy any birds in the orders Falconiformes or Strigiformes (birds of prey) or to take, possess or destroy the nest or eggs of any such bird except as otherwise provided by this code or any regulation adopted pursuant thereto.

## Federal Migratory Bird Treaty Act

703. Taking, killing, or possessing migratory birds unlawful.

"...it shall be unlawful at any time, by any means or in any manner, to pursue, hunt, take, capture, kill, attempt to take, capture, or kill, possess, offer for sale, sell, offer to barter, offer to purchase, deliver for shipment, ship, export, import, cause to be shipped, exported, or imported, deliver for transportation, transport or cause to be transported, carry or cause to be carried, or receive for shipment, transportation, carriage, or export, any migratory bird, any part, nest, or eggs of any such bird, or any product, whether or not manufactured, which consists, or is composed in whole or part, of any such bird or any part, nest, or egg thereof..."

### A KIONUMA A

### TYPES OF BIRD NESTS

- Birds as small as humrningbirds and as large as herons nest on tree branches; so
  do hawks, owls, and crows. The nests may be found at every level of the tree,
  from the crown to the under-story; they may be near the crotch, between branch
  and trunk, or out toward the end of a branch. Birds may use maples, pines,
  junipers, oaks, sycamore, and palm trees for nesting.
- Some birds, such as some species of sparrow, use grassland and brushy areas, making the nest on the ground.
- Species such as wrens, juncos, and finches may build their nests in bushes and shrubs with dense, compact foliage, or on the ground below them.
- Some swallows and flycatchers build mud nests attached to the sides of buildings, under culverts, and the eaves of houses.
- Woodpeckers, wrens, some species of owls, sapsuckers, and swallows use cavilies that they either excavate themselves or use after another has abandoned it. They will use holes found in live and dead trees, stumps, cacli, and sides of old buildings.

The types of nests that birds construct are as varied as the birds themselves. A few of the major examples are:

- Scrape nests are simple depressions in the ground (sometimes with a few stones or leaves added), or in the leaf litter. Such nests are used by shorebirds, gulls, terns, nighthawks, vultures, and other species.
- Burrow nests are very effective at protecting eggs and young from predators and maintaining an appropriate microclimate for eggs and young. Some birds, like Bank Swallows and Belted Kingfishers, usually construct their own burrows, while others, such as Burrowing Owls, may use the burrows constructed by other species.
- Cavity nests are used by numerous passerines, woodpeckers, owls, parrots, and some waterfowl. Woodpeckers construct their own cavity nests and are referred to as primary cavity nesters. Species that use natural cavities or cavities constructed by primary cavity nesters are called secondary cavity nesters.
- Platform nests are relatively flat nests that may be located on the ground, in a tree, or on the tops of rooted vegetation or debris in shallow water.
- Cupped nests are, of course, cup shaped. Such nests may be constructed of various materials and in a variety of locations. Noted ornithologist, Olin Sewall Pettingill, subcategorized cup nests as follows:
- Supported cupped nests; nests located in the crotches and branches of trees and shrubs, supported mainly from below. Many passerines and hummingbirds build such nests.

### IMPORTANT FACTS TO CONSIDER when Planning a project

- Trimming or removal of trees can only be conducted safely outside of and Game should be retained by the City and/or project manager to qualified independent biologist or the California Department of Fish the breeding seasons for the bird species inhabiting the area. A conduct focused nest surveys prior to any work.
- laws protecting birds and the proper protocols when encountering All persons under contract should be made fully aware of the active nests.
- trimmers or handymen, as they are generally inexperienced and may knows and cares about a tree's health. Avoid hiring bargain tree certified, a licensed landscaper, or a qualified tree trimmer who Hire an arborist that is ISA (International Society of Arborists) cause more harm than good to the trees. •
- leaves fewer habitats for birds to thrive in. Examples of unnecessary candominiums. This is not only to the detriment of the trees, but it Most trees in Southern California are trimmed excessively and inappropriately, especially around apartment complexes and tree trimming are: •
- Thinning out pine trees and conifers to the point that you can see through them.
- Sycamore trees —do not need pruning because they don't drop limbs.
- trunks of palm trees, which provide valuable nest sites for Removing dead palm fronds that drape down around the orioles and kingbirds.
- prevent the need to severely trim or remove trees because they are Choose tree varieties wisely. Put the right tree in the right place to too big, no longer 'work,' or are causing problems for plumbing, uprooting sidewalks, growing into electrical lines, etc.

Please remember, trees are not ornaments; they are living organisms and will naturally become a host for other living things.

### 



## The Time of Year that Birds Typically Nest

species. However, there are several species that court and nest outside this prey), and most hummingbirds. See Appendix B for guidance on safe times for trimming near heron and egret nests. Consult an independent qualified January 15 to September 15. But nesting birds, especially hummingbirds, lime frame, for example, some herons and egrets, many raptors (birds of Department of Fish and Game often requires surveys for raptors from hawks and owls, may be found at any time of year, depending on the Many species nest between March 1 and August 31. California biologist for safe trimming times upon discovering any large nest.\* \*Certain species such as hawks, owls, herons, egrets, crows, and ravens also often re-use nests. If a large nest made of twigs is encountered, even if unoccupied, assume that it belongs to one of these birds and do not disturb it.

# Types of Birds that Nest in Los Angeles County

County home. The following is a brief list of species, but please There are a great variety of species that call Los Angeles note that it is not all-inclusive.

- herons, egrets, cormorants\*\*
  - hawks, falcons, owls
    - pigeons, doves
- hummingbirds, swallows
- woodpeckers
- crows, ravens, jays
- wrens, bushtits, mockingbirds, orioles, sparrows, finches

NOTES
\*\*See Appendix B for special considerations for Herons, Egrets and Cormorants.

7

## What To Do Before Trimming

sides and stands of trees, it is best to hire a trained biologist to conduct the however in most cases this is not possible or practical. Most birds conceal and sensitive habitats such as areas of native plants, dense brush, stream they do give obvious clues of their whereabouts. There are several ways trimming between September and February. At any time the area should be carefully inspected before you begin your operation. For larger areas watch for birds that may be bringing nest material or food repealedly to one place. Birds tend to place their nests just on the undersides of the their nests carefully and will not be visible to the average observer; but through an area, look for birds flying out of vegetation close to you and intensely scolding you; they may have a nest nearby; 3) sit quietly and to detect bird nests: 1) look on the ground for concentrations of white-It is best to avoid the nesting season altogether and do your tree survey.\* Laypersons may attempt to conduct their own nest survey; colored droppings, then check the vegetation above; 2) as you walk tree canopy and where branches join together.

\*See Appendix A for detailed nest descriptions

# When an Active Nest is Found – STOP TRIMMING!

All work that has the potential to disturb or destroy the nest should cease in the immediate vicinity (50 ft is a good rule of thumb for songbirds, 500 ft for raptors). The nest should not be touched or moved. A qualified biologist or the California Department of Fish and Game can assist in making determinations on how far away to remain from the nest and other measures to avoid disturbing or destroying it. Ideally the nest should remain undisturbed until the young have fledged (left the nest on their own) or the nest is abandoned.

# Advice on Finding Nests: Professional Nest Surveys

If you are not comfortable or able to perform a nest survey prior to your project, qualified biological consultants can be found online, or the California Department of Fish and Game may be able to assist you. Either one can perform a nest survey of the trees, shrubs, brush, or other vegetation in question. As stated previously, nests are not easy to spot or to identify. Special care needs to be taken to survey the project area if it includes trees, abandoned buildings, brush, vacant lots, and deadfall.

## How Finding Nests May Affect a Project

If the nest contains unhatched eggs or young, work within 50 feet or more of the nest may need to be delayed depending on the species involved. When the species is identified, California Department of Fish and Game or Los Angeles Audubon may be able to provide the amount of time until the eggs hatch and nestlings fledge. If the nest is voluntarily abandoned or depredated (and again depending on species) work probably can be continued. However, a precise determination can only be made by an expert such as a consulting biologist or the California Department of Fish and Game.

### Why Wests Can't be Disturbed or Moved to Another Location

The parents choose the nest location for specific reasons: proximity to food and water sources; protection from predators and the elements. Birds may abandon their nest (which may already include eggs or young) if it is disturbed or if the parents are harassed. Moving a nest requires special permission from the U.S. Fish and Wildlife Service and is usually only granted for human health and safety reasons.

## What You Can Do If You Witness Tree Trimmers Disturbing or Destroying Nests

Ask them to stop, and make them aware it is against the law. Then, a call should be placed to the California Department of Fish and Game. [See IMPORTANT PHONE NUMBERS] Be prepared to provide the exact location of the activity. Specifically note address and cross streets as well as a vehicle license plate number or name of the company doing the trimming.

### Why We Should Care About Protecting Birds' Nests

First and foremost, it is the law. Second, birds provide numerous beneficial activities, such as eating many thousands of insect pests, which may eliminate some of the need for toxic pesticides. They also disperse seeds over wide areas, ensuring plant health and biodiversity. Finally, many bird populations nationwide are plummeting primarily due to the impact of human activities. Birds are creatures of the earth, a family of animals with which we share this planet and its limited resources. Our positive, cumulative actions can make the difference in ensuring their long-term survival.

TENTATIVE MAP DATED 10-27-2015

The following reports consisting of 10 pages are the recommendations of Public Works.

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

- 1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory agency.
- 2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.
- 3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
- 4. In lieu of establishing the final specific locations of structures on each lot/parcel at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Undergrounding of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.
- 5. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.
- 6. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.

- 7. Delineate proof of access to a public street on the final map.
- 8. If applicable, quitclaim or relocate easements running through proposed structures.
- 9. Extend lot lines to the center of Private Street.
- 10. Grant ingress/egress and utility easements to the public over the private street.
- 11. Remove existing house and garage as shown on the tentative map prior to final map approval. Demolition permits and final sign-off are required from the Building and Safety office.
- 12. A final parcel map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.
- 13. Prior to submitting the parcel map to the Director of Public Works for examination pursuant to Section 66450 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.
- 14. If signatures of record title interests appear on the final map, a preliminary guarantee is needed. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office. If said signatures do not appear on the final map, a title report/guarantee is needed showing all fee owners and interest holders and this account must remain open until the final parcel map is filed with the Registrar-Recorder/County Clerk's Office.

Page 3/3

15. Within 30 days of the approval date of this land use entitlement or at the time of first plan check submittal, the applicant shall deposit the sum of \$2,000 (Minor Land Divisions) or \$5,000 (Major Land Divisions) with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances. This deposit will cover the actual cost of reviewing conditions of approval for Conditional Use Permits, Tentative Tract and Parcel Maps, Vesting Tentative Tract and Parcel Maps, Oak Tree Permits, Specific Plans, General Plan Amendments. Zone Changes, CEQA Mitigation Monitoring Programs and Regulatory Permits from State and Federal Agencies (Fish and Game, USF&W, Army Corps, RWQCB, etc.) as they relate to the various plan check activities and improvement plan designs. In addition, this deposit will be used to conduct site field reviews and attend meetings requested by the applicant and/or his agents for the purpose of resolving technical issues on condition compliance as they relate to improvement plan design, engineering studies, highway alignment studies and tract/parcel map boundary, title

 $+\omega$ Prepared by Aissa Carrillo pm73139L-rev2-rev'd01-20-2016.doc http://planning.lacounty.gov/case/view/pm073139/

Phone (626) 458-3126

and easement issues. When 80% of the deposit is expended, the applicant will be required to provide additional funds to restore the initial deposit. Remaining balances in the deposit account will be refunded upon final map recordation.

Date Rev. 01-20-2016



### COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS

900 SOUTH FREMONT AVENUE ALHAMBRA, CALIFORNIA 91803-1331 WWW.DPW.LACOUNTY.GOV

TRACT NO.: 073139	TENTATIVE MAP DATE: 10/27/2015
	EXHIBIT MAP DATE: 10/27/2015

### HYDROLOGY UNIT CONDITIONS OF APPROVAL, PHONE: (626) 458-4921

Approval to drainage is recommended with no drainage conditions.

### Prior to Building Permit:

- Per County Code Section 12.84.440 comply with LID standards in accordance with the Low Impact Development Standards Manual which can be found at <a href="http://dpw.lacounty.gov/wmd/LA">http://dpw.lacounty.gov/wmd/LA</a> County LID Manual.pdf
- Prior to issuance of building permits, comply with the requirements of the Drainage Concept/Hydrology Study which was approved on March 26, 2015 to the satisfaction of Public Works.
- 3. Prior to issuance of building permits, a drainage and grading plan must be approved by the Department of Public Works to: (1) provide for the proper distribution of drainage including contributory drainage from adjoining properties; (2) and comply with the current Municipal Separate Storm Sewer System Permit which can be found at <a href="http://www.waterboards.ca.gov/losangeles/water-issues/programs/stormwater/municipal/index.shtml">http://www.waterboards.ca.gov/losangeles/water-issues/programs/stormwater/municipal/index.shtml</a>.

Name	Patricia Constanza	Date _	11/19/15	Phone	(626) 458-4921
	Patricia Constanza	_		•	

P:\ldpub\SUBPCHECK\Hydrology\Tentative Map Reviews\TTCON-PM73139-Rev2.doc

PCA LX001129/A870 Telephone: (626) 458-4925

### County of Los Angeles Department of Public Works Geotechnical and Materials Engineering Division **GEOLOGIC AND SOILS ENGINEERING REVIEW SHEET** 900 S. Fremont Avenue, Alhambra, CA 91803

Tentative Parcel Map	73139		Tentative Map Da	ted 10/27/15 (Rev.)	Parent Tract
Grading By Subdivider? [N]	' or N}	yd <sup>3</sup>	Location	Hacienda Heights	APN
Geologist			Subdivider		d LV Development, Inc.
Soils Engineer	EGL		Engineer/Arch.		ssociates, Inc.
Review of:					
Geologic Report(s) Dated:					
Soils Engineering Report(s) Dated	1: 5/14/15		· · · · · · · · · · · · · · · · · · ·		
Geotechnical Report(s) Dated:					
References:					
***************************************			****		

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOTECHNICAL STANDPOINT

### THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:

- The Final Map does not need to be reviewed by the Geotechnical and Materials Engineering Division.
- Geotechnical report(s) may be required prior to approval of building plans. Report(s) must comply with the provisions of the County of Los Angeles Department of Public Works Manual for Preparation of Geotechnical Reports. The Manual is available at: http://dpw.lacounty.gov/gmed/permits/docs/manual.pdf.

NOTE TO THE PLAN CHECKER/BUILDING AND SAFETY DISTRICT ENGINEER: ON-SITE SOILS ARE SEVERELY CORROSIVE TO FERROUS METALS.

No. 74899 Prepared by William Man Soils Section

Charles Nestle **Geology Section** 

> 11/25/15 Date

Sheet 1 of 1

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - GRADING
PARCEL MAP NO. 073139

Page 1/1

TENTATIVE MAP DATED 10-27-2015

- 1. Approval of this map pertaining to grading is recommended with the following condition:
  - a. Repair existing driveway/private street with 24' wide pavement from Three Palms St to the northerly site property line. Post a bond for the improvements unless completed prior to the final map recordation.

Name Nazem Said	8	Date 11/25/2015	Phone (626) 458-492°
P:\ldpub\SUBPCHECK\Plan Checking	Files\Parcel Map\PM 07313	89\GP 073139\2015-11-03 TPM (	73139 SUBMITTAL

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - ROAD
PARCEL NO. 073139

Page 1/1

TENTATIVE MAP DATED 10-27-2015

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

- Street frontage is being provided via the use of the private streets per LACC 21.24.290. However, existing development constraints within the neighborhood either prohibit the private street from being able to meet public design standards or will restrict full standard urban improvements; therefore Public Works does not recommend encumbering the private street with an offer of right of way as prescribed in LACC 21.28.060. Permission is granted to waive the offer of private and future right of way along the property frontage subject to the approval of the Advisory Agency.
- 2. Reserve ingress/egress easements or non-exclusive access easements along the property frontage 30 feet from the existing centerline to the satisfaction of Public Works and the Fire Department.
- 3. Construct ADA conforming parkway improvements (curb, gutter, sidewalk, curb ramps, and landings) on Three Palms Street at the intersection of Galemont Avenue and Three Palms Street, that either serve or form a part of a Pedestrian Access Route to meet current ADA requirements to the satisfaction of Public Works.
- Construct transition pavement from Three Palms Street to Galemont Avenue at the intersection of Galemont Avenue and Three Palms Street to the satisfaction of Public Works.

Prepared by <u>Joseph Nguyen</u> pm73139r-rev2

Phone (626) 458-4921

Date 11-24-2015

Page 1/1

TENTATIVE MAP DATED 10-27-2015

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

- 1. The subdivider shall install separate house laterals to serve each parcel in the land division.
- 2. A sewer area study for the proposed subdivision (PC12232AS, dated 02-03-2015) was reviewed and approved. No additional mitigation measures are required. The sewer area study shall be invalidated should there be an increase in the total number of dwelling units, an increase in the density, dwelling units occur on previously identified building restricted lots, a change in the proposed sewer alignment, an increase in the tributary sewershed, a change in the sewer connection points, or the adoption of a land use plan or a revision to the current plan. A revision to the approved sewer area study may be allowed at the discretion of the Director of Public Works. The approved sewer area study shall remain valid for two years from the date of sewer area study approval. After this period of time, an update of the area study shall be submitted by the applicant if determined to be warranted by Public Works.
- 3. Sewer reimbursement charges as determined by the Director of Public Works shall be paid to the County of Los Angeles before the filing of this land division map.
- 4. Pay ordinance frontage charge to the satisfaction of Public Works.

to a mot

Prepared by <u>Teni Mardirosian</u>

Phone (626) 458-4910

Date 11-18-2015

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - WATER
PARCEL MAP NO. 73139 (Rev.)

Page 1/1

**TENTATIVE MAP DATED 10-27-2015** 

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

- A water system maintained by the water purveyor, with appurtenant facilities to serve all lots in the land division, must be provided. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
- 2. The applicant shall comply with the requirements as stipulated by the attached Will Serve letter dated 10/06/2015 from the San Gabriel Water Company to the satisfaction of Public Works. The Will Serve letter will expire on 10/06/2016 it shall be sole responsibility of the applicant to renew the aforementioned Will Serve letter upon expiration and abide by all requirements of the water purveyor.

Prepared by Tony Khalkhali pm073139w-rev2.doc

Phone (626) 458-4921

Date 11-19-2015

### SAN GABRIDEL VALLEY WATHER COMPANY

October 6, 2015

Mr. Shawn Yu EGL Associates, Inc. 11819 Goldring Road, Unit A Arcadia, CA 91006

Subject:

1349 Galemont Avenue

Hacienda Heights, CA

Dear Mr. Yu:

San Gabriel Valley Water Company ("San Gabriel") is a public utility regulated by the State of California Public Utilities Commission (the "Commission"). The subject property is located entirely within San Gabriel's service area as authorized by the Commission, and San Gabriel has sufficient water resources available to supply water service to the property.

Please contact the fire department and obtain and provide us with the fire department's written fire flow requirements for your property as soon as possible. That information will enable us to determine if existing water distribution facilities are adequate or if new facilities must be designed and installed to provide water service to your property. Before San Gabriel can install such facilities or commence water service, you will need to complete the appropriate applications, agreements, and necessary financial arrangements in accordance with San Gabriel's tariff schedules and rules filed with and approved by the Commission.

If you have questions or need additional information, please contact me at (909) 201-7375 or via e-mail at <a href="mailto:myyucelen@sgywater.com">myyucelen@sgywater.com</a>. Thank you.

Very truly yours,

Matt Y. Yucclen, P.E.

Vice President - Engineering

MYY: cph



### COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

Land Development Unit 5823 Rickenbacker Road Commerce, CA 90040 Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: PM 73139 MAP DATE: October 27, 2015

### THE FIRE DEPARTMENT RECOMMENDS APPROVAL OF THIS PROJECT AS PRESENTLY SUBMITTED WITH THE FOLLOWING CONDITIONS OF APPROVAL.

### FINAL MAP CONDITIONS OF APPROVAL

- Access as noted on the Tentative and the Exhibit Maps shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 503 of the Title 32 (County of Los Angeles Fire Code), which requires an all-weather access surface to be clear to sky.
- 2. A copy of the Final Map shall be submitted to the Fire Department for review and approval prior to recordation.

### PROJECT CONDITIONS OF APPROVAL

- The off-site improvements shall provide a minimum paved unobstructed width of 24 feet, clear to the sky, in compliance with the Department of Public Works road improvements requirements. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
- 2. All proposed buildings shall be places such that a fire lane is provided to within 150 feet of all exterior walls of the first story. This measurement shall be by an approved route around the exterior of the building or facility. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
- Per the fire flow test performed by Suburban Water System dated 10-27-14, the
  existing fire hydrants and water system meets the current Fire Department
  requirements. An updated fire flow test will be required by the Fire Department
  prior to building permit issuance.

Reviewed by: Juan Padilla Date: November 24, 2015



### COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

Land Development Unit 5823 Rickenbacker Road Commerce, CA 90040 Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: PM 73139 MAP DATE: October 27, 2015

- 4. The required fire flow from the public fire hydrant for this development, if the future single family dwellings are less than 3,600 total square feet, is <a href="1250">1250</a> gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand. The required fire flow will be confirmed during the Fire Department review of the architectural plan prior to building permit issuance.
- 5. The required fire flow for the public fire hydrants for this development, if the future single family dwellings are equal to or greater than 3,601 total square feet, can be up to 8000 gallons per minute at 20 psi for a duration of 4 hours, over and above maximum daily domestic demand. The required fire flow will be confirmed during the Fire Department review of the architectural plan prior to building permit issuance.
- 6. An approved automatic fire sprinkler system is required for the proposed buildings within this development. Submit design plans to the Fire Department Sprinkler Plan Check Unit for review and approval prior to installation.
- All proposed buildings shall provide approved address numbers. Compliance required prior to occupancy to the satisfaction of the Department of Public Works and the County of Los Angeles Fire Code.

For any questions regarding the report, please contact Juan Padilla at (323) 890-4243 or Juan.Padilla@fire.lacounty.gov.

Reviewed by: Juan Padilla

Date: November 24, 2015

Page 2 of 2



### LOS ANGELES COUNTY DEPARTMENT OF PARKS AND RECREATION



### **PARK OBLIGATION REPORT**

Tentative Map # 73139 DRP Map	Date: <b>10/27/2015</b>	SCM Date: 12/10/2015	Report Date: 11/24/2015
Park Planning Area # 9 HACIENDA H	EIGHTS		Map Type: <b>N/A</b>
Total Units 2	= Proposed Units	1 + Exempt Units	1
Sections 21.24.340, 21.24.350, 21.28.120, 21.2 Ordinance provide that the County will determine			
1) the dedication of land for public or private p	ark purpose or,		
2) the payment of in-lieu fees or,			
<ol><li>the provision of amenities or any combination</li></ol>	on of the above.	•	
The specific determination of how the park obligation agency as recommended by the Department of F		Il be based on the condition	s of approval by the advisory
Park land obligation in acres or in-lieu fees:	ACRES:	0.01	
	IN-LIEU FEES:	\$2,429	
Conditions of the map approval:			
The park obligation for this development will The payment of \$2,429 in-lieu fees.	be met by:		
Trails:			
No trails.			
Comments:			
Proposing two (2) single-family horone (1) unit.	ne lots, with one (1) e	existing single-family hom	e to be removed. Net increase of
***Advisory:			
The Representative Land Value (RL park fees and are adjusted annuall effective July 1st of each year and hearing officer or the Regional Plan subsection 3. Accordingly, the parfirst advertised for public hearing.	y, based on changes may apply to this sub nning Commission or	in the Consumer Price Ind division map if first adver n or after July 1st pursuan	lex. The new RLVs become tised for hearing before either a t to LACC Section 21.28.140,
Please contact Clement Lau at (213) 351-5120 of Vermont Avenue, Los Angeles, CA 90020 for fur	or Sheela Mathai at (21	3) 351-5121, Department o	f Parks and Recreation, 510 South
For information on Hiking and Equestrian Trail re	equirements, please co	entact the Trails Coordinator	at (213) 351-5134.

Kathline J. King, Chief of Planning

Supv D 4th November 25, 2015 07:04:42 QMB02F.FRX



### LOS ANGELES COUNTY DEPARTMENT OF PARKS AND RECREATION



### PARK OBLIGATION WORKSHEET

Tentative Map # 73139 DRP Map Date:10/27/2015 SMC Date:12/10/2015 Report Date: 11/24/2015
Park Planning Area # 9 HACIENDA HEIGHTS Map Type: N/A

The formula for calculating the acreage obligation and or In-lieu fee is as follows:

(P)eople x (0.003) Ratio x (U)nits = (X) acres obligation

(X) acres obligation x RLV/Acre = In-Lieu Base Fee

Where: P = Estimate of number of People per dwelling unit according to the type of dwelling unit as

determined by the 2000 U.S. Census\*. Assume \* people for detached single-family residences; Assume \* people for attached single-family (townhouse) residences, two-family residences, and apartment houses containing fewer than five dwelling units; Assume \* people for apartment houses

containing five or more dwelling units; Assume \* people for mobile homes.

Ratio = The subdivision ordinance provides a ratio of 3.0 acres of park land for each 1,000 people

generated by the development. This ratio is calculated as "0.0030" in the formula.

U = Total approved number of Dwelling Units.

X = Local park space obligation expressed in terms of acres.

RLV/Acre = Representative Land Value per Acre by Park Planning Area.

Total Units 2 = Proposed Units 1 + Exempt Units 1

	People*	Ratio 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	3.64	0.0030	1	0.01
M.F. < 5 Units	2.61	0.0030	0	0.00
M.F. >= 5 Units	2.50	0.0030	0	0.00
Mobile Units	3.14	0.0030	0	0.00
Exempt Units			1	
		Total	Acre Obligation =	0.01

### Park Planning Area = 9 HACIENDA HEIGHTS

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.01	\$242,927	\$2,429

Lot#	Provided Space	Provided Acres	Credit (%)	Acre Credit	Land
None					
		Total Provided	Acre Credit:	0.00	

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
0.01	0.00	0.00	0.01	\$242,927	\$2,429

Supv D 4th November 25, 2015 07:04:48 QMB01F.FRX



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January 20, 2016

Tentative Parcel Map No. 073139

Vicinity: Hacienda Heights

Tentative Parcel Map Date: October 27, 2015

The Los Angeles County Department of Public Health – Environmental Health Division recommends approval of Tentative Parcel Map 073139 based on the use of public water (San Gabriel Valley Water Company) and public sewer (Los Angeles County Sanitation District) as proposed. Any variation from the approved method of sewage disposal and/or approved use of public water shall invalidate the Department's recommendation.

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